

**Bountiful City
Planning Commission Minutes
September 2, 2014
7:00 P.M.**

Present: Chairman – Tom Smith; Planning Commission Members – Mike Allen, Dave Badham and Sean Monson, Sharon Spratley and Von Hill; City Council Representation – Richard Higginson; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

Excused: City Attorney – Russell Mahan

1. Welcome and Introductions.

Chairman Tom Smith opened the meeting at 7:00 pm and welcomed all those present.

2. Approval of the minutes for August 19, 2014.

Mike Allen made a motion to approve the minutes for August 19, 2014 as written. Richard Higginson seconded the motion. Voting passed 7-0 in favor.

3. Consider a preliminary and final site plan approval for a 2-story office building at 1459 N Main (Pad 1) Dave Curtis, applicant.

Chad Wilkinson presented the staff report. Dave Curtis, and Dave Kocherhans were present.

Dave Curtis is requesting preliminary and final site plan approval for an approximately 14,000 square foot medical office building on the .59 acre lot 1 of the Village on Main St. Commercial Subdivision. The area is zoned MXD, Mixed Use Commercial, which allows medical offices as a permitted use. Mr. Curtis is proposing this as part of the overall Village on Main development. The Village on Main St. Commercial Subdivision was approved in March of 2006 as a six lot mixed use commercial/residential development. This subdivision was proposed as one large commercial/residential development and has the necessary infrastructure needed.

Parking has been a concern in all previous approvals. The original 2005 rezoning has a site plan showing that Pad 1 would have the required residential parking in the rear and parking for the commercial/retail spaces along the front of the building. All of the other 5 pads must supply enough parking for their individual needs.

The current site plan removed 11 of the spaces on the north side of the structure. There will be 9 parking spaces located immediately adjacent to the proposed building. In order to reduce parking conflicts between uses, staff recommends that a condition of approval be added requiring that the minimum required spaces for the building be designated on site with signage indicating the exclusive use of the spaces for the proposed building. Staff also recommends that the 16 parking spaces immediately to the south of the proposed building across the entrance to the site be designated for employee use in order to reduce pedestrian crossings of the drive entrance. Staff also recommends that the Disabled person parking space shown at the northwest corner of the proposed building either be moved to the west side of the building, adjacent to the main entrance, or that an accessible entrance be provided on the north or east side of the building to provide convenient access for persons with disabilities.

Staff Recommends approval of the request for preliminary and final site plan review subject to the following conditions:

1. In conjunction with building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance
2. Complete any and all redline corrections.
3. Designate through signage and/ or pavement markings a minimum of 56 spaces for the exclusive use of the medical office building.
4. The 16 spaces immediately to the south of the proposed building shall be designated for employee use only.
5. A minimum of 3 disabled person parking spaces are required for this use based on the number of parking spaces. The disabled person parking space shown adjacent to the north east corner of the building shall either be moved to the west side of the building adjacent to the main entrance or an accessible entrance shall be provided along the east or north side of the building.

Commission Members discussed the parking concerns, parking signage, and crosswalk needs.

Sharon Spratley made a motion to recommend to the City Council to approve the preliminary and final site plan approval for a 2-story office building at 1459 N Main (Pad 1) Dave Curtis, applicant with the following changes:

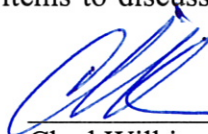
3. Designate through signage and/ or pavement markings ~~a minimum of 56 spaces~~ that the 9 spaces immediately to the west of the proposed building are for the exclusive use of the medical office building.
4. Provide a striped pedestrian crossing between the 16 spaces to the south and the entrance of the proposed building. ~~immediately to the south of the proposed building shall be designated for employee use only~~

Richard Higginson seconded the motion and voting was 6-0 in favor with Von Hill abstaining.

4. Planning Director's report, review of pending applications and miscellaneous business.

1. Next Planning Commission meeting to be held on September 16.
2. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:45 pm.


Chad Wilkinson, City Planner